



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2303602

Applicant Name: Greg Brant

Address of Proposal: 2101 10th Avenue W

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into 2 unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new lots. The construction of a single family residence on the east parcel has been approved under Project No. 2302028. Existing single family residence to remain.

The following approval is required:

Short Subdivision - To subdivide one parcel into two unit lots.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: L1

Date of Site Visit: NA

Uses on Site: Single family residential

Substantive Site Characteristics: Corner lot at intersection of West Crockett Street and 10th Avenue West with existing house at alley end of lot. No ECAs. Alley abutting the site is improved.

Public Comment

One comment letters received. Concerns regarded loss of open space and vegetation and presumed deviation from prevailing residential character.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*
7. *Conformance with unit subdivision provisions.*

Summary

Based on information provided by the applicant, referral comments as appropriate from DCLU, Water (SPU), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The parent lot will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. The owner(s) and/or responsible party(s) shall comply with all applicable standard recording requirements and instructions. Unit lot language needs to be added to the proposed plat to secure zoning approval.

Prior to Issuance of any Building Permit

2. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: (signature on file) Date: July 10, 2003

Paul M. Janos, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services